

KILN WAY

Verwood | BH31 6GE





Price: £315,000

Built in 2002 and lovingly owned by the current owner since new, this well maintained three bedroom semi-detached house offers bright and practical accommodation throughout. Benefiting from a recently replaced Worcester combi boiler, updated UPVC windows and front door, the property features a spacious dual aspect living/dining room, fitted kitchen, ground floor cloakroom and a sunny south facing rear garden. Complete with a garage and allocated parking space the property is ideal for first time buyers, investors, downsizers or families alike, this attractive home is available to view upon request.

 1  3  1.5  Garage & Parking Space

- Three Bedroom House
- Garage & an Allocated Parking Space
- Walking Distance to Potterne Park & Moors Valley
- Private South Facing Garden
- Bright and Spacious Living/Dining Room
- Worcester Combi Boiler
- Within Good School Catchments
- Downstairs WC
- Remainder of Warranty on Windows



Entrance

Approached via a pathway sandwiched between two front lawns is the external storm porch and front door. The property opens into a welcoming entrance hallway providing access to the principal ground floor rooms and staircase rising to the first floor. A useful ground floor cloakroom is also located off the hallway featuring a downstairs WC, obscure front window and wash hand basin.

Kitchen/Breakfast Room

Positioned to the rear of the property, the kitchen enjoys pleasant views across the garden via a double glazed window. Fitted with shaker style base and eye level

units, tiled splashbacks and grey wood-effect laminate flooring, the kitchen also comprises of a sink with drainage board, Neff oven, four-ring gas hob and space and plumbing for a fridge/freezer and washing machine. There is also ample room for a small breakfast table and chairs, creating an ideal everyday dining space.

Living/Dining Room

A real feature of the property is the bright dual aspect living/dining room. Enjoying natural light from both the front and rear elevations, this spacious reception room benefits from UPVC French doors opening directly onto the south facing garden, as well

as a front aspect window fitted with privacy mirrored glass. Offering ample room for both lounge furniture and a dining table, the room also benefits from access to a large built-in storage cupboard.

Landing

The first floor landing provides access to all three bedrooms, the family bathroom and loft hatch. A useful airing cupboard houses the Worcester combi boiler, replaced approximately four years ago, together with shelving for additional storage.

Bedroom 1

Located to the rear of the property, the principal

bedroom is a well-proportioned double room enjoying a sunny southerly aspect overlooking the garden. The room further benefits from a built-in wardrobe providing hanging and storage space.

Bedroom 2

Bedroom two is another spacious double room with ample space for free-standing furniture as required.

Bedroom 3

Currently configured as a single bedroom, bedroom three enjoys a rear aspect overlooking the garden and benefits from built-in wardrobes, maximising the available floor space.

Family Bathroom

The family bathroom comprises of a panelled bath with shower attachment and folding glass shower screen, wash hand basin, low level WC and obscure window.

Garden

The south facing rear garden provides an excellent outdoor space to enjoy throughout the day. Featuring a small patio area ideal for al fresco dining, the garden is predominantly laid to lawn and complemented by mature flowerbeds. Enclosed by timber fencing for privacy, the garden also benefits from an external water supply, rear gate access and plenty of space for keen gardeners to enjoy.

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Garage & Parking

A private gate from the back garden opens to a residential car park for neighbouring houses whilst this property benefits from a garage just a short walk away and an allocated parking space in front.

Location

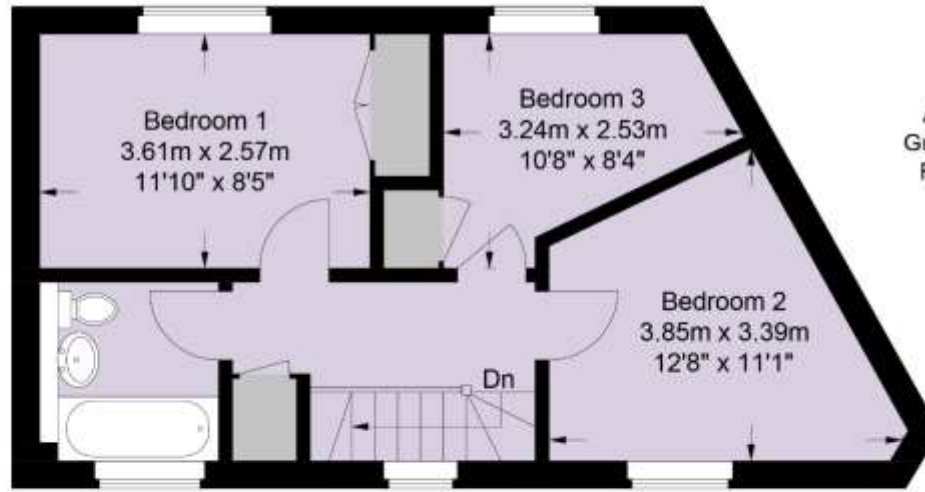
Located in Dorset the popular town of Verwood is surrounded by woods and heath land and is within easy reach of the stunning sandy beaches on the south coast. At its centre is Ferrets Green, a popular meeting place with a parade of shops including local butchers, Costa Coffee and The Old Pottery. Morrison's Store is within half a mile of the centre and the town lies just a few miles from Ringwood and Ferndown with a choice of Waitrose, Tesco, Lidl and Sainsbury's. With live music, theatre, children's activities and a cinema the Verwood Hub is a thriving community centre with something to suit all ages. For outdoor fun the property sits within walking distance of Potterne Park and Moors Valley. Potterne Park is on the southern edge of Verwood and has fantastic facilities including large playing fields, a children's play area, tennis courts and a skate park. Moors Valley Country Park and Golf Course features 1000 acres of park and forest to explore by foot, bike or even via their treetop trails.

Council Tax Band: D

Local Authority: Dorset

EPC Rating: TBC



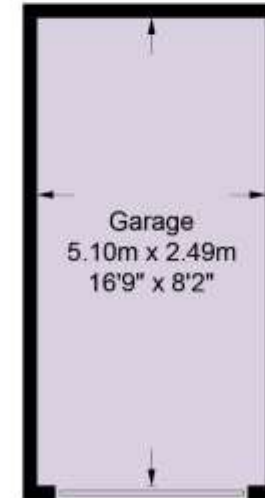


Approximate Gross Internal Area
 Ground Floor = 39.2 sq m / 422 sq ft
 First Floor = 38.8 sq m / 418 sq ft
 Garage = 12.7 sq m / 137 sq ft
 Total = 90.7 sq m / 977 sq ft

First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)

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Disclaimer: We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Meyers.

